

**TOWN OF ARLINGTON
BOARD OF SELECTMEN**

Meeting Minutes
Monday, October 27, 2014
7:15 p.m.

Present: Mr. Byrne, Chair, Mr. Curro, Vice Chair, Mr. Greeley, Mrs. Mahon and Mr. Dunn
Also present: Mr. Chapdelaine, Mr. Heim and Mrs. Sullivan

1. For Approval: Bond Sale \$12,218,000. General Obligation Bonds

Stephen J. Gilligan, Treasurer

Mrs. Mahon moved approval of:

Voted: that the sale of the \$12,218,000 General Obligation Municipal Purpose Loan of 2014 Bonds of the Town dated November 4, 2014 (the "Bonds"), to Morgan Stanley & Co. LLC at the price of \$13,218,797.92 is hereby approved and confirmed. The Bonds shall be payable on November 1 of the years and in the principal amounts and bear interest at the respective rates, as follows:

<u>Year</u>	<u>Amount</u>	<u>Interest Rate</u>	<u>Year</u>	<u>Amount</u>	<u>Interest Rate</u>
2015	\$1,173,000	4.00%	2025	\$420,000	2.00%
2016	1,130,000	4.00	2026	420,000	2.125
2017	1,110,000	4.00	2027	420,000	2.25
2018	1,075,000	4.00	2028	415,000	3.00
2019	960,000	4.00	2029	355,000	3.00
2020	650,000	4.00	2030	355,000	3.00
2021	630,000	4.00	2031	355,000	3.00
2022	625,000	4.00	2032	355,000	3.00
2023	625,000	4.00	2033	355,000	3.00
2024	440,000	4.00	2034	350,000	3.00

Further Voted: that in connection with the marketing and sale of the Bonds, the preparation and distribution of a Notice of Sale and Preliminary Official Statement dated October 7, 2014, and a final Official Statement dated October 15, 2014 (the "Official Statement"), each in such form as may be approved by the Town Treasurer, be and hereby are ratified, confirmed, approved and adopted.

Further Voted: that the Bonds shall be subject to redemption, at the option of the Town, upon such terms and conditions as are set forth in the Official Statement.

Further Voted: that the Town Treasurer and the Board of Selectmen be, and hereby are, authorized to execute and deliver a continuing disclosure undertaking in compliance with SEC Rule 15c2-12 in such form as may be approved by bond counsel to the Town, which undertaking shall be incorporated by reference in the Bonds for the benefit of the holders of the Bonds from time to time.

Further Voted: that we authorize and direct the Treasurer to establish post issuance federal tax compliance procedures in such form as the Treasurer and bond counsel deem sufficient, or if such procedures are currently in place, to review and update said procedures, in order to monitor and maintain the tax-exempt status of the Bonds.

Further Voted: that each member of the Board of Selectmen, the Town Clerk and the Town Treasurer be and hereby are, authorized to take any and all such actions, and execute and deliver such certificates, receipts or other documents as may be determined by them, or any of them, to be necessary or convenient to carry into effect the provisions of the foregoing votes.

SO VOTED (5-0)

2. Presentation: Solar Installation on Town Property
Ruthy Bennett, Regional Energy Manager & Ameresco Representatives
Mr. Chapdelaine reported that the Town has selected Ameresco as the solar developer. Currently, Ameresco is developing their plan for the installation of solar panels on various buildings, and potentially parking lots.
Mr. Foscett, Capital Planning Committee, spoke regarding concerns of entering into another long-term (20 year) contract citing difficulties with other long-term contracts. He asked that the Town Manager and Board consider having exit strategies in case the Town wants out-especially with changing technologies. Mr. Chapdelaine responded that he would look into concerns.

FOR APPROVAL

3. For Approval: Opening Of Warrant 2015
Mrs. Mahon moved approval to open the Warrant for the Annual Town Meeting. The Annual Town Meeting will take place on Monday, April 27, 2015 at 8:00 p.m. in the Arlington Town Hall. The Warrant will open Tuesday, December 2, 2014 at 8:00 a.m. and will remain open until 12:00/Noon on Friday, January 30, 2015.
SO VOTED (5-0)
4. Discuss and Adopt: Draft Selectmen's Handbook, Chapters 1-4
Kevin F. Greeley, Selectmen
Mr. Greeley moved approval of sections 1,2 and 4. The Code of Conduct section 3 will be discussed at a future meeting. SO VOTED (5-0)
Mr. Dunn moved approval to amend pg. 12 the word "may" to "should". SO VOTED (5-0)
Mr. Greeley moved approval with amendments. SO VOTED (5-0)
5. CONSENT AGENDA
a. Minutes of Meetings: September 22, 2014.
b. Request: Contractor/Drainlayer License
C. M. Conway Construction, Inc., P.O. Box 14, Lynnfield, MA
c. Request: Contractor/Drainlayer License
InSite Contracting, Inc., 425 Medford Street, Charlestown, MA
d. Request: Permit for Veterans' Day Parade, Tuesday, November 11th
Jeffrey A. Chunglo, Director of Veterans Services
Mr. Curro moved approval. SO VOTED (5-0)

PUBLIC HEARING: Disposition of 1207 Mass Ave - Public Input

The following is the public input:

- Sean Harrington/Precinct 15: recommends the Town use it for more meeting space and rental for functions.
- Stephen Gilligan/Treasurer: supports the Town selling and using the money towards other structure rebuilding payment of debt.
- Charlie Foscett/Capital Planning Committee: supports selling and using money for reconstruction of the Stratton School.
- Neil Mongole: supports mixed use property-commercial on the 1st floor and affordable housing on the 2nd floor.
- Richard McElroy/neighbor: states the area is not a viable business area (3 empty store fronts in a 2 block area). He feels if it is sold there will be little control for the neighborhood, but lease arrangement offers more control.
- Kerry Conrad/Soap Box Derby Organizer: recommends mixed facility use and is for renovating and using by the Town. It's an asset and would be quick and easy to sell but offers more as Town usage.
- Alan Jones/Precinct 14: feels it's a great location and could be used as an economic advantage for stimulating business. He asked the Board to consider delay of any sale for one year so that a co-usage plan could be developed. He suggests the following:
 - 1) Organize a management group to be guided by the Planning Department

- 2) Develop a business plan to include rental-thus lowering costs to the Town. He points out that there is no loss of money from the past.
 - 3) The Town or co-usage group renovate the property while the management group raise funds and secure loans to finance the renovation.
 - 4) Make a decision on space usage after a trial period and use the Symmes project to guide the working group through the process.
- Rick Sherolson: supports a co-working usage space of small entrepreneurs. To be used by groups such as home based businesses, artists and possible innovative program usage for Arlington High School. Form a management group to plan the co-working space. He expressed interest in being one of the tenants.
 - Leon Dodd/DAV Member: Points out this property has cost Arlington nothing in past years to operate and needs to be brought up to building code. He supports it being used as a Town facility and requests some of the space being used for veteran's needs.
 - Eric Love: recommends co-usage for this property as a student gathering space, veteran gathering space, along with artist space.
- The Selectmen agreed to review all responses compiled and discuss at a future meeting.

APPOINTMENTS

6. Council on Aging
James Munsey (term to expire 6/30/2017)
Mr. Greeley moved approval. SO VOTED (5-0)

LICENSES & PERMITS

7. Request: Transfer of Stock/New Officer & Director/Issuance of Stock
Jun Chen, Director d/b/a Sono Restaurant Inc., 471 Summer Street
Mr. Dunn moved approval subject to all conditions set forth SO VOTED (5-0)
8. For Approval: Spy Pond Beer & Wine Change of Hours
Sean Galvin, Owner d/b/a Spy Pond Beer & Wine, 137-137A Massachusetts Ave.
Mr. Greeley moved approval subject to all conditions set forth. SO VOTED (5-0)

9. CITIZENS OPEN FORUM

These matters were presented for consideration of the Board:

S. Harrington/Precinct 15: stated he'd like to set the record straight regarding Rep. Garballey's math on the local aid percentage-that it hasn't been more than a 1% increase.

C. Hayes/Precinct 11: requested the Board to have the ARB reconsider the decision of the space allocation to the Council on Aging. The Friends of the Council on Aging have been involved at the Senior Center for over 30 years and feels this is an unfair decision made abruptly without care to the impact on seniors.

C. Foskett/Capital Planning Committee: stated he has deep respect for the work the Selectmen do and asked that they consider a no vote against the CPA tax question. He explained that the CPA tax is a very bad deal for the Town, especially when there is an override and several debt exclusions that will be needed in the near future.

TRAFFIC RULES & ORDERS/OTHER BUSINESS

10. Proclamation: Arlington Recycles Week & Community Collection Day
Gordon Jamieson, ARC Co-Chair and Charlotte Milan, Recycling Coordinator
Mr. Jamieson reported there will be a community collection day on November 15th from 9:00 a.m. to 1:00 p.m.
11. Commercial Vacancy Trend Report-September 2014
Carol Kowalski, Director of Planning and Ted Fields, Economic Development Planner
Mr. Fields summarized and highlighted the commercial vacancy trends from 2006-September 2014. He reported that through the first three quarters of 2014, Arlington's commercial property owners have

benefitted from low vacancies and robust rents. Vacancies are very visible due to their location on busy commercial corridors (Mass. Ave. and Broadway) and clustering (vacancies are concentrated in parts of Arlington Heights and Arlington Center).

12. Update: Economic Development Activities

Carol Kowalski, Director of Planning and Community Development

Ms. Kowalski provided a brief overview of the fundamental elements of local economic development and an update on economic development activities of the department. She asked the Board to consider when making policy decisions the impact on economic development.

13. Discussion: Mt. Pleasant Cemetery Parking & Cut Through Traffic

Adam W. Chapdelaine, Town Manager

Mr. Chapdelaine reported:

- 1) There will be a follow up recommendation on the traffic flow through the cemetery
- 2) They are considering time limited parking to allow walking and birding visitors. Construction and the need for parking is subsiding. Signage will be added to reflect parking rules. Also being reviewed is the closing of the bridge and/or the chaining off of an entrance.

14. Request: Wellington Street Referral to TAC

Adam W. Chapdelaine, Town Manager

Mr. Greeley moved approval to explore the DOT process of speed change and instruct Police patrols to be increased. SO VOTED (5-0)

Mr. Conrad, TAC Associate Member, will follow up on this request with TAC.

CORRESPONDENCE RECEIVED

Xfinity 3D No Longer Available

Comcast Xfinity, Frank Foss, Sr. Manager - Be Rec'd

Digital Speeding Device Request for Forest St./ Brand St. Cori Gaffney, Forest St. - Be Rec'd

Mr. Byrne will report back at a future meeting.

Dept. of Environmental Protection-Grant Award

MassDep Awarded the Town a Sustainable Materials Recovery Program Municipal Grant-Be Rec'd

Mrs. Mahon moved receipt of correspondence received.

SO VOTED (5-0)

NEW BUSINESS

Mr. Chapdelaine announced the Town received the Distinguished Budget Presentation Report award for the 2nd year in a row.

Mr. Chapdelaine reported on the status of traffic signal in the center.

Mr. Dunn stated that the Long Term Planning Committee is discussing and researching the 5-year budget cycle.

Mr. Dunn reminded everyone that November 4th is the State Election-a reminder for everyone to vote.

Mr. Curro reported that the Chamber of Commerce Recognition Banquet was a great event and it was great to see the Fire and Police Departments honored among the recipients.

Mrs. Mahon moved to adjourn at 10:40 PM.

SO VOTED (5-0)

A true record: Attest

Mary Ann Sullivan
Selectmen's Office

Next scheduled meeting of BoS – November 10, 2014.

10 /27/14

Agenda Item	Documents Used
1	Capital Projects FY2015 BOND MEMO Bond Vote
2	Description Memorandum to Board Presentation
3	Opening of Warrant for Annual Town Meeting 2015
4	Draft handbook chapters 1-4
5 (a)	Draft minutes 9/22/14
5 (b)	Engineering recommendation, Application, Meeting notice
5 (c)	Engineering recommendation, Application, Meeting notice
5 (d)	Letter of Request
6	Town Manager memorandum Munsey Letter Resume Meeting Notice
7	License application packet-Sono
8	Spy Pond Beer & Wine
10	Recycles Week 2014 Proclamation
11	Comm. Vacancy Trend Report Summary Comm. Vacancy Trend Report Chart
12	Econ Development Report
13	Memorandum to Board
14	Correspondence with Resident
Corr. Rec'd	1. Comcast Xfinity 3D Notice 2. Gaffny email request Digital Speeding Device- Be Rec'd 3. Commonwealth of Mass. letter 10.16.14